

United States Bankruptcy Court
District of Maryland

In re:
Steven E. Downey
Debtor

Case No. 17-20524-NVA
Chapter 7

CERTIFICATE OF NOTICE

District/off: 0416-1

User: lalexande
Form ID: pdfparty

Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 03, 2017

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 05, 2017.

db +Steven E. Downey, 5 Northampton Road, Lutherville Timonium, MD 21093-5108

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 05, 2017

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 3, 2017 at the address(es) listed below:

Mark David Meyer bankruptcy@rosenberg-assoc.com, jansell@rosenberg-assoc.com
Monique D. Almy malmytrustee@crowell.com, cbest@crowell.com, malmy@ecf.epiqsystems.com
Robert M. Stahl StahlLawCourt@comcast.net

TOTAL: 3

SO ORDERED

NO TIMELY OPPOSITION FILED.



Nancy V. Alquist
NANCY V. ALQUIST
U. S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF MARYLAND
Located in Baltimore**

IN RE:

STEVEN E. DOWNEY

Debtor

Case No. 17-20524-NVA
Chapter 7

THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS
SUCCESSOR IN INTEREST TO JP
MORGAN CHASE BANK, N.A. AS
TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II INC.
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2004-AR4

Motion No.

Movant

v.

STEVEN E. DOWNEY

and

MONIQUE D. ALMY
CHAPTER 7 TRUSTEE

Respondents

Rosenberg &
Associates, LLC
4340 East West
Highway, Suite 600
Bethesda, MD 20814

FILE NUMBER: 64907

ORDER GRANTING RELIEF FROM AUTOMATIC STAY

Upon consideration of the foregoing Motion Seeking Relief from the Automatic Stay, and good cause having been shown, by the United States Bankruptcy Court for the District of Maryland

ORDERED that the automatic stay imposed by 11 U.S.C. Section 362(a), be and the same is hereby, terminated to enable THE BANK OF NEW YORK MELLON F/K/A THE

BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JP MORGAN CHASE BANK, N.A. AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II INC. MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2004-AR4, its successors and/or assigns, to proceed with the foreclosure sale against the real property and improvements known as 5 Northampton Rd, Timonium, MD 21093, and that the successful purchaser thereof may take all lawful actions to obtain possession of same; and be it further

ORDERED that the Automatic Stay of 11 U.S.C. Section 362(a) be, and it hereby, shall not be reimposed as to the Debtors' interest, by the conversion of this case to a case under any other chapter of the Bankruptcy Code.

cc: Mark D. Meyer, Esq.
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814

Steven E. Downey
5 Northampton Rd.
Lutherville Timonium, MD 21093

Monique D. Almy, Trustee
Crowell & Moring
1001 Pennsylvania Avenue, N.W. 10th
Floor
Washington, DC 20004-2595

Robert M. Stahl, IV, Esquire
Law Offices of Robert M. Stahl
1142 York Road , Lutherville MD 21093

End of Order

Rosenberg &
Associates, LLC
4340 East West
Highway, Suite 600
Bethesda, MD 20814

FILE NUMBER: 64907